

Mike
Dobson



15 Little Preston Park, Hall Road

Little Preston, Leeds, LS26 8UP

£155,000

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The property is offered to the market with NO ONWARD CHAIN, ensuring a smooth and efficient purchase process.

Nestled within the picturesque grounds of Little Preston Hall, this park home offers a unique opportunity for comfortable living in a sought-after location for the over 55's in Little Preston, Leeds. This larger-than-average property has a generous reception room, providing ample space for relaxation and entertaining.

The home features two spacious double bedrooms, each equipped with fitted furniture, ensuring both style and practicality. The main bedroom benefits from a walk in dressing room. The re-fitted shower room is a modern convenience with walk in shower cubicle, vanity wash basin and a low flush WC.

The fitted kitchen is complete with a built-in oven, hob, and extractor, integrated fridge and freezer, making it perfect for culinary enthusiasts, off the kitchen is a spacious storage cupboard which housing the central heating boiler. With gas central heating and PVCu double glazing, this property ensures warmth and energy efficiency throughout the seasons.

There is a communal remote controlled gated entrance. At the property, there is an open plan lawned area surrounding the park home, with off road parking for one car. To the side of the park home, there is a patio area, with room for a table and chairs or reclining seats to sit and admire the view.

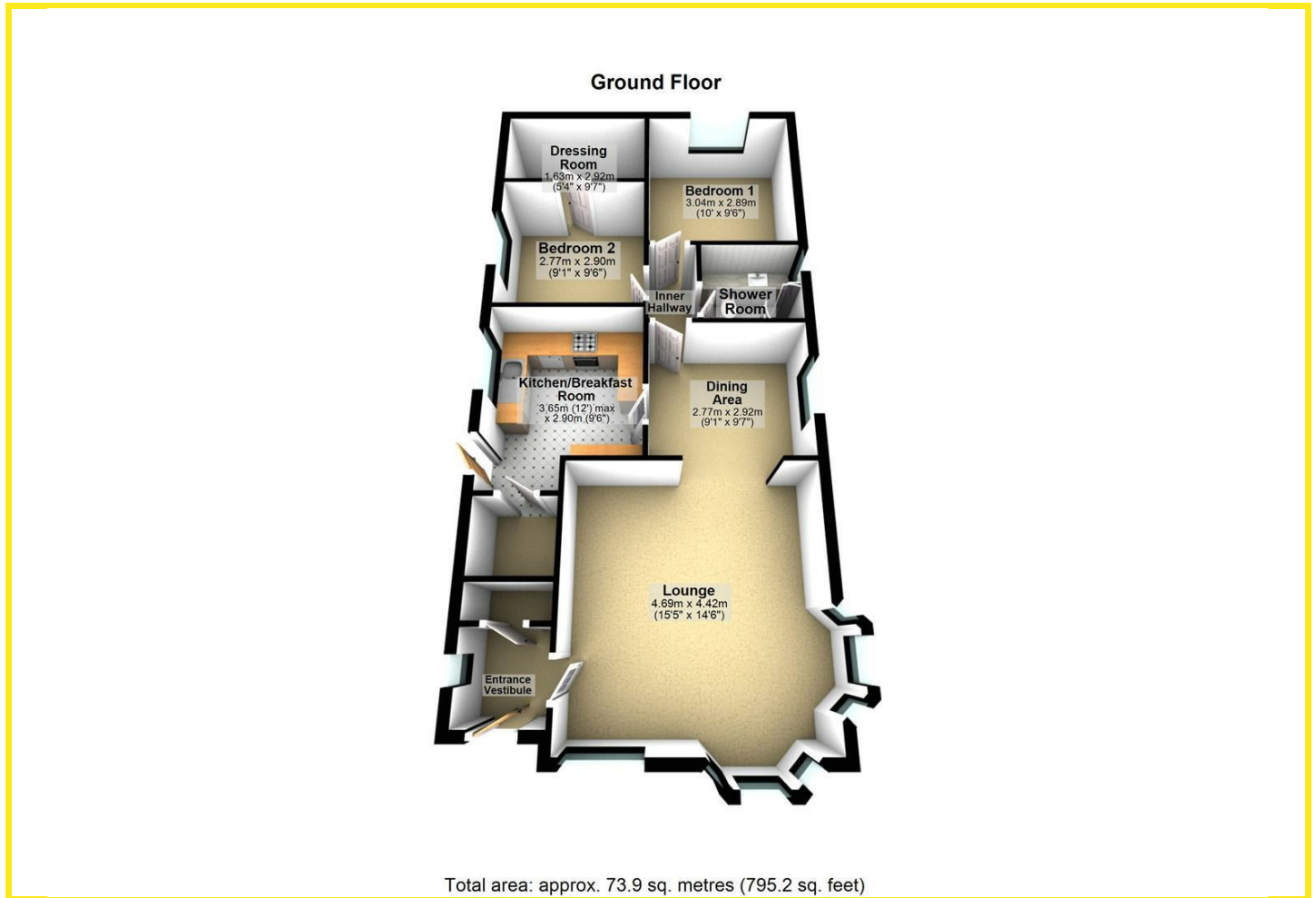
A recent survey has been conducted on the park home, which is available to view on request. All items have been addressed which provides the purchaser with additional confidence that this Tingdene Park Home is ready to move into.

This park home is not just a residence; it is a lifestyle choice, offering a peaceful retreat while remaining close to the amenities of Leeds. Whether you are looking to downsize or seeking a tranquil escape, this property is a must-see.





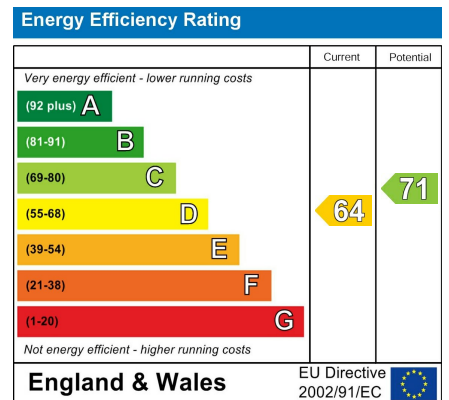
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout, taking the first left down Butt Hill, bear right with the road onto Station Road, continue along this road into the village of Great Preston, which becomes Berry Lane. At the mini roundabout turn right onto Whitehouse Lane, then take the fourth turning left onto Goody Cross Lane, Hall Road is then the second turning on the left. The property can be found at the very bottom of Hall Road through the wrought iron gates.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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